175.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	626,600	/	626,600
USE VALUE:	626,600	/	626,600
ASSESSED:	626,600	/	626,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
381		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLEIN NICHOLAS
Owner 2:	VUJOVIC LARA
Owner 3:	
Street 1:	381 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAZZONI KEVIN J & -
Owner 2:	AGOSTINO ELIZABETH -
Street 1:	381 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1964, having primarily Wood Shingle Exterior and 1157 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6060.000	205,300		421,300	626,600
Total Card	0.139	205,300		421,300	626,600
Total Parcel	0.139	205,300		421,300	626,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 541.53 | /Parcel: 541.53

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	116984
GIS Ref	
GIS Ref	
Insp Date	08/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0001-0006.0

!13620!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	205,300	0	6,060.	421,300	626,600		Year end	12/23/2021
2021	101	FV	199,100	0	6,060.	421,300	620,400		Year End Roll	12/10/2020
2020	101	FV	199,100	0	6,060.	421,300	620,400	620,400	Year End Roll	12/18/2019
2019	101	FV	179,300	0	6,060.	415,200	594,500	594,500	Year End Roll	1/3/2019
2018	101	FV	183,700	0	6,060.	319,000	502,700	502,700	Year End Roll	12/20/2017
2017	101	FV	183,700	0	6,060.	300,900	484,600	484,600	Year End Roll	1/3/2017
2016	101	FV	183,700	0	6,060.	276,800	460,500	460,500	Year End	1/4/2016
2015	101	FV	176,100	0	6,060.	258,800	434,900	434,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:24:06

LAST REV

Date	Time
06/03/21	12:54:09

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13620

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAZZONI KEVIN J	77813-156	1	5/19/2021		730,000	No	No		
REEM PROPERTY L	65062-283		3/17/2015		485,000	No	No		
PRINGLE MALCOM	61978-283		6/10/2013	Forclosure	252,000	No	No		
G. K. DEVELOPME	42860-71		5/21/2004		345,000	No	No		
FALCONE JOHN &	42849-107		5/21/2004	Portion-Asst	628,600	No	No		
	7411-347		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	116984
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2013	1044	Redo Kit	32,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Inspected	CC	Chris C
7/9/2018	MEAS&NOTICE	CC	Chris C
3/30/2016	SQ Returned	MM	Mary M
5/1/2014	External Ins	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
12/17/2008	Measured	336	PATRIOT
1/13/2005	Info Fm Plan	BR	B Rossignol
1/11/2005	Fieldrev-Chg	BR	B Rossignol
10/2/2004	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6060		Sq. Ft.	Site		0	70.	0.99	6									421,260						421,300	

Total AC/HA:	0.13912	Total SF/SM:	6060	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,260	Spl Credit		Total: 421,300

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99098992
Adj $ / SQ:	147.162
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	252231
Depreciation:	46915
Depreciated Total:	205316

COMMENTS

SEE SUBDIVISION PLAN # 531 OF 2004 FILED 5/21/2004.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

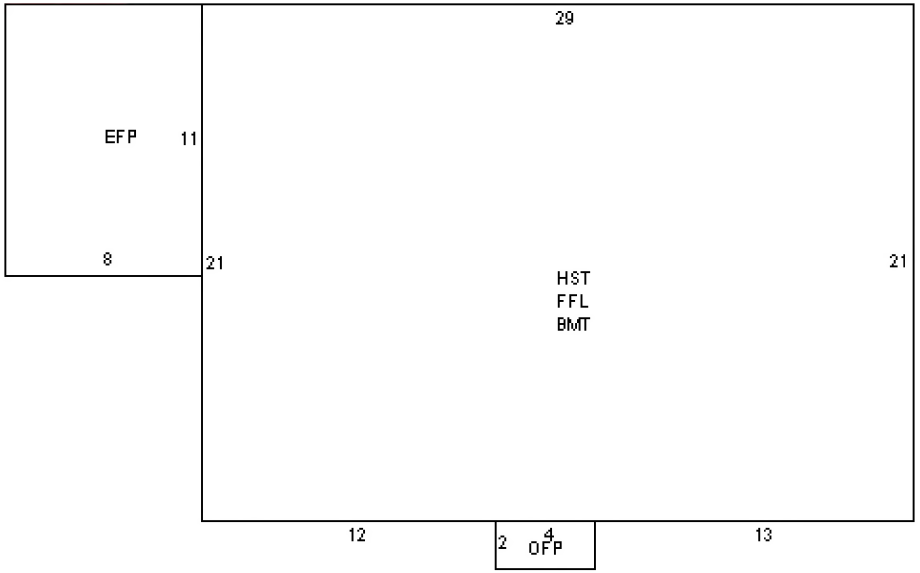
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.16
Special Features:	0	Val/Su Net:	126.81
Final Total:	205300	Val/Su SzAd	224.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	609	55.630	33,877
FFL	First Floor	609	147.160	89,622
HST	Half Story	305	147.160	44,811
EFP	Enclos Porch	88	57.640	5,072
OFP	Open Porch	8	43.600	349

Net Sketched Area:	1,619			Total:	173,731
Size Ad	913.5	Gross Area	1923	FinArea	1157

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: